

**Senate Local Government & Housing**

**04/25/2023 02:00 PM**

**HB23-1115 Repeal Prohibition Local Residential Rent Control**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
<p>Mary Bashor For themselves</p>	<p>I have owned my manufactured home for 28 years. I've never needed any government help, I had a stable home for me, my children, and at times my brothers and sisters. But my trailer park was bought by a real-estate investor 7 years ago and the lot-rent started increasing by large amounts. Now that I am older and have health issues, I have been forced to get Section 8 because I have no other choice.</p> <p>I never expected to need that kind of help, I hate taking tax payer money and giving it to a very wealthy real-estate investor. And I worry that the Section 8 won't be enough to pay the rent after a couple more rent hikes - leaving me terrified of the future.</p> <p>My greatest fear is that I will have to leave the home I love, which is filled with memories of my deceased daughter and family - that would KILL ME.</p> <p>Please vote yes on this bill so Boulder County will have a chance to help me and others like me stay in our homes in the future. Thank you.</p>
<p>Zack Burley For themselves</p>	<p>To members of the Committee -- my name is Zack Burley --- I'm a lawyer and a renter, and I support HB23-1115.</p> <p>We hear much talk of a housing crisis, but to the renters, what we call a housing crisis often feels more like a war waged by owners against our survival. Housing is necessary to survive, and yet it can and is denied to many for inability to meet price points rooted in greed, not in financial necessity.</p> <p>This bill, HB23-1115, is both necessary and modest. Quite modest in fact. The bill won't help thousands of renters across the state, who live in jurisdictions where local leaders would not pass a rent control ordinance. The bill's limited scope toward the question of preemption reflects the unwillingness of state leaders to consider a statewide standard. But for the thousands of renters who do live in jurisdictions where the possibility of local action on rent control exists, this legislation would help thousands of renters, many of whom are your constituents.</p> <p>Please vote yes, and lift the state prohibition on local rent stabilization. Renters need this legal tool to be meaningfully protected by their democratic representatives on the factor which matters most in the housing crisis: the price. If you as state legislators will not act to protect your renting constituents directly, at least allow the</p>

	<p>local jurisdictions the ability to provide relief. It will speak volumes if this modest request for change in a moment of crisis is denied.</p> <p>Thank you to those who have fought in support --- your solidarity is recognized and deeply appreciated.</p>
<p>Anish Advani For themselves</p>	<p>I would urge the Senate committee to bring forward HB23-1115 to a vote and pass it without any further amendments. We all know how blanket laws at the state level can stifle the ability of municipalities to enact policies more suited to their environments and economies. I urge you to repeal this draconian statewide ban on rent control and give back the power to the people to determine their own fate. The bedrock of government in Colorado is to afford as many freedoms as we possibly can for our people, and I hope the Senate sticks to that principle while voting on this.</p> <p>There are some municipalities that won't need rent control to keep the exorbitant rents in check, but some are facing rapid rises in levels of evictions and rent burden. Please help us out by voting YES on HB23-1115!</p> <p>Thanks, Anish</p>
<p>Charles McCollum Against themselves</p>	<p>I am calling on all politicians to kill this bill HB23-1115 and all the other bills you are trying to impose on landlords. HB23-1190, HB23-1068, and SB23184. I have one rental property that I worked very hard to pay for. And now you people want to tell me how much I can charge for rent, whether I can collect pet rent or pet damages, and then try and force me to sell my property to the local government if I want to sell it!!! It is MY property, NOT yours! What do you think gives you the right to tell me what to do with my property? You people are completely out of your minds. You are absolutely horrible people and you are socialists. Here is what will happen if you pass all these bills: first we will all take this to court because these are completely illegal bills &amp; every landlord including myself will sell our properties and move our rentals to another state that hasn't been taken over by a bunch of communists. You are going to make a huge shortage in rentals because of this and you will make things worse for renters, not better.</p>
<p>Max Mapes For themselves</p>	<p>I am writing because there is a genocide being perpetrated by developers and enabled by government officials and we finally have an opportunity to end it.</p> <p>There are more than 10,000 homeless people in Colorado right now.</p> <p>10,000 people aren't homeless because they are lazy, crazy, or any other excuse people use to demonize poor people. 10,000 people are homeless because they can't afford safe housing. It is truly that simple.</p>

	<p>With wages stagnating, inflation accumulating, and no check or balance on rent, of course 10,000 people are homeless. It would be ridiculous if there weren't.</p> <p>And we finally have a chance to end this genocide; but I'm hearing there are legislators who might vote against this bill.</p> <p>To those people, I ask: are you either too stupid to realize what's happening or too cruel to care?</p> <p>Housing is not a luxury, it is a basic necessity. And renters aren't business expenses, they're human beings. And these human beings are dying — mothers, fathers, children, friends, neighbors are dying — because they don't have access to safe, affordable housing.</p> <p>We the people of Colorado deserve universal housing, but we aren't asking for that. We're not even asking for rent control — we're just asking for the chance to fight for it.</p> <p>So now I demand, as your constituent, all of yours constituent, that you vote yes for this bill and end the genocide. If you don't, people's blood will be on your hands.</p>
<p>Alison Morgan Against Colorado Bankers Association</p>	<p>Thank you Chair and Committee Members for the opportunity to submit written testimony.</p> <p>I am Alison Morgan with the Colorado Bankers Association. Colorado has a robust banking industry with 129 banks, 1402 branches and more than 20,000 proud professionals.</p> <p>The Colorado Bankers Association advocates for our customers and for Colorado Banks of all sizes and charter types. We represent 90% of the \$200 billion of banking assets in Colorado.</p> <p>CBA is opposed to HB23-1115 Repeal Rent Control. This General Assembly has been committed to finding long-term solutions for affordable housing for Coloradans.</p> <p>Rent Control does NOT work as intended. Rent control may provide a short-term fix for current residents but at the expense of long-term affordable housing for the broader population. Rent control limits new supply of affordable housing and it removes existing housing from the supply market as well.</p> <p>Housing is a supply issue. This isn't addressed by rent control but with the efforts and incentives for affordable housing the legislature has started continues to push as a priority.</p>

	<p>This bill does not solve a problem but creates long term challenges for years to come.</p> <p>Thank you.</p> <p>Alison Morgan</p> <p>Colorado Bankers Association</p>
<p>Joseph Borum</p> <p>For themselves</p>	<p>Dear Senators,</p> <p>I moved to Durango with my family from the Navajo Nation in 2014. When the apartment that we lived in since 2016 recently chose not to renew our month-to-month lease, we experienced first-hand how extremely difficult it was to find another decent, affordable 2 BR apt. It was so difficult that I considered moving to Farmington, NM, one hour away, since there are more affordable options there. Obviously, moving to a different city and state an hour away would have significantly affected my three children, and their mom who also has custody of them 50% of the time, who lives in Durango.</p> <p>In the time that we have lived here, several of our neighbors and kids' friends have had to move away from Durango to find more affordable housing, usually in NM.</p> <p>While I understand that repealing the prohibition on rent control may adversely impact the profits of small business owners who lease property, I also consider the adverse economic impact of skyrocketing housing costs on many other types of business owners, particularly those who employ more workers.. The profits of many Colorado business-owners have already been, and will continue to be reduced when employers either can not find enough members of the workforce population to fill positions, or in many cases, must raise employee wages to attract and retain a workforce. While this wage inflation obviously benefits those workers, it is a loss to the employers. The benefit to the workers is also negated somewhat when they have to pay higher rent to live close to where they work. While the business interests of those who lease property must be considered in weighing the impact of this bill (HB 23-115), should not the interests of other business owners, workers, and families also be considered?</p> <p>This bill will not prohibit those in the real estate business from making a profit, nor will it deter business owners from leasing property if that is their intention. Weighing the public interest, this bill will make it easier and more affordable for individuals and families in Colorado to find needed housing they would not otherwise be able to afford. I urge you to support this bill (HB23-115) to provide needed relief for Coloradoans who are suffering from housing costs that are so high as to be prohibitively expensive. Thank you.</p>
<p>Jennifer Ochs</p> <p>For</p>	<p>Thank you Madam chair and committee for listening to me today.</p>

<p>themselves</p>	<p>My name is Jennifer Ochs, I live independently in Boulder. I'm in house district 10, represented by Junie Joseph. and senate district 18, represented by Stephen Fenberg.</p> <p>Before living independently I lived in a nursing home. With transition services under Medicaid and the help from the center for people with disabilities, CPWD, I transitioned from living in a nursing home to independent living in the community. A transition coordinator from CPWD, found me accessible affordable housing and set my apartment up so I just moved to a completely setup apartment!</p> <p>I'm a passionate advocate for disability rights here with CCDC and was recently named Ms. Wheelchair Colorado 2023.</p> <p>Please repeal the prohibition against local control of rent. Please pass HB-23-1115. We ask our state legislators to give the power back to local officials and residents to adopt rent stabilization policies that are best for their local communities. Thank you.</p>
<p>Bonnie Sellers Amend 9to5 Colorado</p>	<p>Hello Committee, my name is Councilor Bonnie Sellers, and I am here representing myself, not the city of Federal Heights. I'm also here as a member of 9to5 Colorado with the 9to5 organization. Today is different. I'm speaking out AGAINST amendment 3 that was added to the H.B.23-1115 which I testified to Committee on February 15, 2023.</p> <p>Keeping this equation would add extra cost hardship on my constituents neighbors and friends and myself. ( how hard it would be to define substantial renovations ) As our representatives, you need to consider all options and I am requesting that you remove the amendments which were added to this current bill. I'm Pleading for the committee to remove the amendment putting a limit on the tools local leaders like myself can use to address our rising affordable housing crisis.</p> <p>This bill is not good as it stands! Please REMOVE this amendment.</p> <p>- Thank you Bonnie Sellers.</p>
<p>Vicki Lindner For themselves</p>	<p>Dear Legislators:I want to testify in favor of allowing municipalities to instate the modest rent controls being proposed because of my own experience, coming of age in New York City. There rent control and rent stabilization policies had been in place in buildings constructed after 1947. I credit rent control with enabling me to embark on a risky career and become a freelance and fiction writer and ultimately a university professor. In those years, I rented 3 rent- controlled apartments. All were small and run down. The rent increases were mandated by a board that met every two years and took landlords' "needs" and increased expenses into account. In that last apartment, I wrote and published a novel, as well as freelanced many articles and commercial book projects, and won some large fellowships. If I ,as a young woman, had lived in an expensive apartment in Denver, with no guarantees about how much my rent would rise every year, i never could have become who i wanted to be or embarked on the profession my abilities suggested was right for my gifts and abilities Thanks to rent stabilization i was also able to get an advanced degree and teaching experience in a low-paying private school.</p>

	<p>At times we have looked for another rental. This is the problem with no controls. No renters know how much their rent will be next year-- a constant insecurity. Young people can't take jobs they may want, say, as teachers, because the salaries aren't sufficient to keep up with market - driven rent increases. Nor can they opt for risky jobs, or higher education without moving elsewhere, or adding roommates . Perhaps this was why there was a 5.6 vacancy rate in Denver at the start of 2023 and rents did drop about \$.38. Our neighbors, young guys, moved back to New York State. Ultimately, i believe, the lack of rent controls, which are still in place in New York, New Jersey, and parts of California, may inhibit new development and/ or cause inflation as workers will need higher salaries in order to pay rent. I personally think the suggested controls are too modest, but they offer some security to renters who at least will know what raises they face. Sincerely, Vicki Lindner</p>
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Chair, committee

My name is Doris Peterson, I am a member of 9 to 5 and I am here to ask you to remember that HB 23-1115 isn't about rent control. It's about repealing a decades-old bill that has seen its usefulness if it ever had any. It's about repealing a statute that prohibited cities and counties and municipalities from choosing to enact ordinances that control rent OR NOT. It's about allowing choice. It's about affordable housing. It's about low-income families and seniors on a fixed income living their best lives without worrying about how to pay for gas and food and fun. It's about corporate gouging of "market" rent, with much of that money going out of state. It's about rent increases of percentages that meet or exceed the cost of living indexes. It's about taking all of our Social Security increases every year. It's about low-income families struggling to pay exorbitant rents for barely habitable housing. Repeal the bill and enact 23-1115 WITHOUT state mandated percentages and rent caps. Remove amendment 3 and let the citizens and cities and counties decide what works for their community. I urge you to give us a chance to get this right at the city, county, and municipal level. Pass HB 23-1115 WITHOUT Amendment 3. Thank you.

Testimony to the State of Colorado on H.B. 1115  
April 25, 2023

Dear members of the Senate Local Government and Housing Committee:

My name is Ruth Gourevitch and I am an urban planner and housing policy researcher submitting testimony today in support of H.B. 1115 - Repeal Prohibition Local Residential Rent Control.

The housing crisis in Colorado requires bold policy attention, with first-time homelessness skyrocketing and the cost of housing doubling over the last decade, far outpacing wages. Today, 74% of extremely low-income renter households in Colorado are severely cost burdened.<sup>1</sup> Research shows that a \$100 increase in median rent was associated with a 9% increase in the estimated homelessness rate.<sup>2</sup> That means that for already cost-burdened households, a rent hike often means displacement and/or homelessness.<sup>3</sup> There is no silver bullet solution to this crisis. Instead, localities that can implement a combination of rent stabilization, affordable housing supply investments, and tenant protections are likely to see the greatest impact.

Rent control preserves affordability of a unit over time, keeping people stably housed and reducing cost burdens for tenants.<sup>4</sup> Rent control has also been shown to provide extra support to those most in need, creating an important stopgap against homelessness. In New York City, for example, tenants who live in rent-stabilized units are disproportionately low-income, people with disabilities, and seniors.<sup>5</sup> Rent control is also shown to benefit women-headed households, who are more

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<sup>1</sup> National Low Income Housing Coalition. April 2023. "[Colorado's Affordable Housing Crisis: It's time for Strategic Investments.](#)"

<sup>2</sup> U.S. Government Accountability Office. August 2020. "[How COVID-19 Could Aggravate the Homelessness Crisis?](#)"

<sup>3</sup> National Low Income Housing Coalition. April 2023. "[Colorado's Affordable Housing Crisis: It's time for Strategic Investments.](#)"

<sup>4</sup> Autor, Palmer, and Pathak 2014; Diamond, McQuade, and Qian 2018; Early 2000; Heskin, Levine, and Garrett 2000; Sims 2007

<sup>5</sup> Oksana Mironova, "A Guide to Rent Regulation in New York City: How It Works, What Went Wrong, and How to Fix It" (Community Service Society, January 2019).

likely to face severe rent burdens and face higher rates of evictions and resulting housing insecurity.<sup>6</sup>

Additionally, rent control is a cost-effective policy that can be implemented quickly to increase housing affordability. Unlike other housing policies that focus on new supply or means-tested assistance programs, administering this policy does not require significant public resources or administrative capacity. Furthermore, when implemented effectively, the ability for rent control to keep people in their homes can result in cost-savings for localities with high homelessness rates. In places like Denver, studies have shown that the city spends over \$15,000 in public taxpayer funds on jail, courts, shelters, and police for each person living on the street.<sup>7</sup> This leaves people experiencing homelessness with a criminal record instead of a roof over their head, only driving them further into poverty and exacerbating their traumatic experiences with housing insecurity. What's more, this approach to public expenditure is extraordinarily costly for localities and taxpayers. Rent control policies help address the root causes of homelessness – housing insecurity – and in doing so provide cost savings for not only tenants but also the broader taxpaying base and localities who have limited resources to begin with.

Importantly, there is ample evidence to show that rent control does not interfere with new construction or larger housing supply issues. Instead, rent control paired with investments in affordable housing supply are complimentary. In New Jersey, comparison studies of localities with and without rent control policies found no significant relationship between the existence of rent control and new housing construction.<sup>8</sup> In California, research has actually shown that localities with rent control have produced more housing units per capita compared to those without rent control.<sup>9</sup> And in Massachusetts, where rent control was repealed in 1994,

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<sup>6</sup> Treuhaft, Sarah, and Ameer Chew. February 2019. "[Our Homes, Our Future: How Rent Control Can Build Stable, Healthy Communities.](#)" *PolicyLink*.

<sup>7</sup> Gillespie, Sarah, D. Hanson, K. Leopold, and A. Oneto. July 2021. "[Analyzing the Costs and Offsets of Denver's Supportive Housing Program.](#)" *Urban Institute*.

<sup>8</sup> John I. Gilderbloom and Ye Lin, "Thirty Years of Rent Control: A Survey of New Jersey Cities," *Journal of Urban Affairs* 29, 2 (2007): 213–214; Joshua Ambrosius, John Gilderbloom, William Steele, Wesley Meares, and Dennis Keating, "Forty Years of Rent Control: Reexamining New Jersey's Moderate Local Policies after the Great Recession," *Cities* 49 (2015): 128.

<sup>9</sup> Zuk, Miriam. September 2015. "[Rent Control: The Key To Neighborhood Stabilization?](#)" Urban Displacement Project.

empirical research shows that the loosening of rent laws had no significant effect on new construction.<sup>10</sup> When considering the impact that rent control may have on the supply of housing, it can be helpful to consider comparable policy interventions, such as minimum wage laws. Since minimum wage laws have gone into effect, countless empirical studies have shown that minimum wage laws provide low-wage workers with stability without reducing the supply of jobs. A similar phenomena can be expected with effective rent control policies: rent control can help people stay housed without disincentivizing new construction. Allowing localities to pursue rent stabilization policies alongside significant investments in affordable housing supply and permanent supportive housing will help ensure people can get the relief they need today and end this crisis once and for all.

With this in mind, I support H.B. 1115 - Repeal Prohibition Local Residential Rent Control. Thank you for your time.

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<sup>10</sup> Sims, David. 2007. "[Out of Control: What can we learn from the end of Massachusetts rent control?](#)" *Journal of Urban Economics* (Vol 61, Issue 1)

HB23-1115

Repeal Prohibition: Local Residential Rent Control

Testimonial April 2023

Good afternoon Committee Chair and members of the committee.

I am Roseanna Frechette, with Denver Artists for Rent Control and Colorado Homes for All. After 40 years in metro Denver, I recently moved to the rural town of Salida.

In May 2016, I founded Denver Artists for Rent Control as a response to what seemed an explosive boom that included unprecedented escalation of rents in Denver, surrounding towns, and the state of Colorado.

At that time I attended a Denver Mayor's Housing Forum at which people from all walks of life filled a high school gymnasium in a standing-room-only turnout. Only to be told **87,000** households were unable, **now**, to afford their homes. The one plan offered to fix this was for **6,000** affordable units to be built *over the next 10 years*.

Seven years later, the crisis continues. And I'm repeatedly told by municipal leaders: "Our wrists are tied." Before he was elected, I asked Governor Polis where he stood on the statewide ban of local rent control. His reply: "We need to give our cities more tools."

I'm a writer, performer, and youth programs director, who in the past 5 years went from paying 1/3<sup>rd</sup> to paying at least half of my income for rent. My life took a recent turn to Salida, and it's become clear to me: The housing crisis is a statewide issue, affecting all communities large *and small*. According to Zillow Rentals Data, the median residential rent in Salida is now \$2,100. This past June the town's housing crisis was featured on 9News when the org BETCH (Bringing Everyone thru the Crisis of Housing) launched a temporary safe outdoor space so people (including service workers who can't find housing they can afford) could legally sleep in their cars.

Why not *untie the wrists* of municipal policy makers? Not only give them more tools to address the needs of their specific populations but *also* the ability to *use those tools*?

In order that hard working people of our state not continue a harsh struggle to hold ground for something *as basic as housing*, I urge you vote yes on today's bill.

Respectfully,  
Roseanna Frechette

Salida, Colorado ~ District 60

**Mayte Marcha**

**Testimony in support of HB23-1115 Local Control of Rents**

**April 24,2023**

**Original Testimony written in Spanish**

Hola, mi nombre es Mayte Marcha y soy casada tengo dos hijas de 16 y 10 años las cuales necesitan mi atención completa. Soy residente de Fort Collins y miembro de 9to5 . El único ingreso financiero en la casa es de mi esposo. Los incrementos de la renta nos han afectado económicamente emocional y psicológicamente como familia. Los salarios están muy bajos, un promedio de 800 dólares a la semana y la inflación no nos ayuda a tener una buena calidad de vida. Mi esposo ha trabajado en la construcción por más de cuarenta años y en noviembre del 2022 a consecuencia de la pandemia el trabajo se acabó. En principios del 2023 mi esposo empezó a trabajar limpiando oficinas con el salario mínimo, Mi esposo trabaja el turno de la noche, el es muy cansado y desgastante y más cuando sale pasada la medianoche .De esta manera cubrimos para pagar la renta y las utilidades, sin embargo tenemos carencias para cubrir los gastos básicos como comida, vestido educación y cuestiones médicas . anexado a esto cada vez pagamos cincuenta dólares extras por cargos de administración . El trabajo de la noche es muy exhausto, es lo único que pudimos encontrar para su estatus legal su trabajo de noche nos ha traído un desbalance emocional en la familia ya que los niños extrañan a su papá . Yo soy ama de casa y no trabajo para cuidar a nuestras dos hijas, y cubrir esas necesidades emocionales. Me gustaría pedirle que por favor encuentren una solución para que no haya un alto al aumento de rentas para todos. Incluyendo a los dueños de casa móviles ya que tener nuestra casas móviles es lo más cercano a vivir el sueño americano de tener nuestra propia casa. Me gustaría pedirles que porfavor voten que si para el proyecto de ley HB-1115

## **Testimony translated in English**

Hello, my name is Mayte Marcha and I am married, I have two daughters, ages 16 and 10. Which needs my full attention. I am a resident of Fort Collins. The only financial income in the house is from my husband. The rent increases have affected us financially, emotionally and psychologically as a family. Salaries are very low, average out of 800 Dollars a week and the inflation does not help us to have a good quality of life. My Husband has worked in construction for more than forty years and in November 2022 as a result of the pandemic the work ended. At the beginning of 2023 my husband began to work cleaning offices with the minimum wage. My husband works the night shift, he is very tired and exhausting and even more so when he leaves after midnight. In this way we have to pay the rent and the utilities, however we have deficiencies to cover basic expenses such as food, clothing, education and medical issues. attached to this each time we pay fifty Dollars extras for administration charges. The night work is very exhausting, it is the only thing we could find for his legal status, his night work has brought us an emotional imbalance in the family since the children miss their father. I am a stay home mother and I don't work to take care of our two daughters, and cover those emotional needs. I would like to ask you to please find a solution so that there is not a stop to rent increases for everyone. Including the owners From home mobile since having our mobile homes is the closest thing to living the American dream of having our own home. I would like to ask you to please vote yes on HB-1115

April 20, 2023

Dear Senate Local Government & Housing Committee,

“Rent control is rare because history shows us it doesn't work as intended. Rent control is a short-term fix for current residents, at expense of long-term affordability for a much broader population.” — *Stanford Economist, Mar 31, 2022*

I am a small business owner in Summit County. After 20 years in small business and long term property management, I've observed many applications of policies and regulations to benefit one segment at the cost of another. Unfortunately, such actions inevitable lead to long-term costs mostly affecting the intended beneficiaries. One of the greatest fallacies in capitalism is that paying less always means saving money. I think we all have experience with this, as the lesser priced item often leads to additional costs and difficulties later.

I believe this holds true with rent control. The short-term perceived financial benefit clearly leads to long-term financial and personal stress for all, including renters. What makes this issue so confounding is that everyone I speak with — even rent-control advocates — understand this.

For these reasons, I urge you to vote against bills that allow or implement rent control.

“Opposition to rent control is not a partisan issue. Economists on both sides of the aisle oppose it, from right-wing Milton Friedman to left-wing Gunnar Myrdal (both Nobel winners).”

The economic negative effects of rent control on rental stock supply are not only understood, but historically proven:

1. Rental stock flight due to owner conversion and sale to fulltime homeowners.
2. Increased market rent resulting from reduced stock.
3. Increased market rent resulting from owners holding out for higher rents to prepare for effects of rent control.
4. Gentrification of working-class units as owners turn over to fulltime ownership.
5. Disincentivizing business owners from investing in employee housing.
6. Decreases or eliminates rental property construction.
7. Encourages property owner neglect.

8. Communicates a clear message of anti-business sentiment, turning back decades of Colorado business-friendly efforts.
9. Prevents mobility by decreasing the ability for employees to seek out better positions and renters from moving to better units.
10. Rent control benefits the current renter at the cost of all other economic players including future renters and current renters wanting to move.

As a business owner, I have invested in four properties over the years to rent as housing for my staff. If this bill is passed, ownership of these properties will be unviable. I will immediately sell the properties before rent control can limit my freedom to do so. As such, all these properties will be removed from the rental stock and turned into long-term ownership and/or second homes. Rent control has a real and immediate negative affect.

San Francisco has seen a 15% decrease in rental stock for properties falling under rent-control policies. The cumulative effect of decreasing rental stock over time is disastrous. The only real solution to high rental rates is an increase in housing stock through zoning, incentives, tax credits and other tools.

I sincerely ask that you oppose HB23-1115. Save Colorado from the disasters of San Francisco. Colorado is smarter.

Regards,

Mark Waldman  
Frisco, CO  
[mark@summitrentals.com](mailto:mark@summitrentals.com)  
970-389-4220 cell

Good afternoon Madam Chair and Members of the Committee,

My daughter and I were forced to leave the temporary housing place prior to being accepted into a subsidized/low-income property. There just weren't enough affordable places for people to live versus people that needed places to live and couldn't afford them or had faced eviction for multiple reasons. For me it was medical. I had a couple of chronic medical conditions that I'd been dealing with for many years and then I became deathly ill when my youngest daughter was born in 2014.

They were able to save me and my daughter was healthy. My body however started what would be a downward spin that has yet to let up. In the months and up to a year that followed her birth I went from having those chronic medical conditions that I'd been dealing with to several new conditions and unanswered questions regarding cardiac events, and infection in the sack that holds my heart. Instead of being willing to work out any sort of payment arrangement between myself or other agencies that would be willing to contribute, the landlord decided to evict us and charge the new renters almost double what he was charging rent to us. This is how my daughter and I became homeless and went through several traumatic events due to places that we tried to stay like temporary shelters. My daughter and I were homeless for four and a half years before we were finally able to get into subsidized housing. My daughter endured a complete regression academically. She went from knowing how to write her name and most of the capital letters in about half of the lowercase letters to having to relearn the alphabet and even regressed in potty training. Her emotional and developmental needs have been met these past few years and I'm happy to say that she is progressing forward well. A part of me can't help but wonder if being homeless for four and a half years was totally unnecessary and because of decisions that you have the power to start changing today, the landlord's decision, the council people's decision, the city and the county of Denver, the state of Colorado, even on a federal level. There are things we can do and steps we can take to prevent more families from being separated or going through traumatic events which will forever change their family's lives. My daughter still has an IEP and is working on catching up to grade level in reading and writing. Please do your part to stop things like this from happening to others. People deserve housing and not to be discriminated against based on income/race/identity/gender slash medical disabilities / etc.

Please support HB23-115 without amendment 3

Montana Sudul, 951-515-3312, Denver

TLDR: Supporting HB 1115 will enable cities and counties to stem housing costs to prevent long-term neighbors from being priced out of their communities, prevent increases in homelessness, and act before housing affordability for all is unachievable.

Colorado is primed with the housing affordability issues that have plagued more populated states for decades; it is at this critical juncture that it must act immediately to provide local leaders with the tools to stem housing costs to prevent displacement, avoid increases in homelessness, and act before housing affordability for all is unachievable.

Colorado has added 500,000 people in the last ten years. 6,800 Coloradans are experiencing homelessness, the state faces a shortfall of nearly 125,000 affordable units, and [home prices are out of reach](#) for many would-be buyers. Meanwhile, 87% of extremely low-income renters, 81% of low-income renters, 52% of low-income renters, and (*even still!*) 21% of middle-income renters in Colorado are cost-burdened by their housing ([NLIHC](#)). A quick Google search yields [tenant horror stories](#) of grotesque rent increases as well as recent [statistics showing the increase is wide-spread](#).

More must be done now to prevent housing costs from reaching a tipping point where housing affordability is out of reach and government efforts to remedy it are insufficient. The data is clear: an increase in housing costs leads to an increase in homelessness (see [HUD Market Predictors of Homelessness](#) page 9, Relationship Between Economic Market Conditions and Homelessness). Rent control can be enacted strategically to impact only those cities facing the most significant increases in housing costs; communities not faced with a housing shortage may choose not to enact such a policy. Rent control is a tool that may be deployed immediately, without financial investment by a government agency, while communities await the arrival of affordable housing funded under Prop 123. Further, studies show that by enacting rent control policies with specific tailoring to remove new construction and prevent conversions to condominiums to skirt rent control provisions, [rents may be kept more affordable overall](#) (see page 11, Affordability in Non-Controlled Units) and enable a greater share of renters to [remain housed for decades](#) (despite, in this study, no significant difference in the number of rent-burdened households in rent-controlled vs. in market-rate units, page 5 and 7) while new [housing growth is not curtailed](#) (see page 14, Impact on New Construction).

Strategic intervention by local leaders in communities facing a significant increase in housing demand is necessary to prevent housing costs from becoming untenable. Rent control is the means for such action. Vote yes on HR 1115.