



### **SB19-225 Authorize Local Governments to Stabilize Rent**

**Primary Sponsors:** Sen. Julie Gonzales, Sen. Robert Rodriguez, Rep. Susan Lontine, Rep. Serena Gutierrez-Gonzales

**Co-sponsors:** Sen. Mike Foote, Sen. Dominick Moreno, Sen. Faith Winter, Rep. Monica Duran, Rep. Rochelle Galindo, Rep. Dominique Jackson, Rep. Jonathan Singer, Rep. Emily Sirota

According an article from the Boulder Camera by Thad Keyes, during the 1981 legislative session, C.R.S. § 38-12-301 “was written to head off a potential ballot effort in Boulder...” run by community residents so voters could establish a rent stabilization policy. The legislative action taken by the Colorado general assembly ultimately interfered with Boulder resident’s ability to participate in deciding through their local ballot process the popular majorities stance on this initiative and by consequence has also barred Coloradans from working toward a series of local housing solutions.

SB19-225 simply clarifies the discretion of municipalities and counties in determining housing solutions for their community by striking C.R.S. § 38-12-301 to include affirmative language that would allow for local governments to have the local discretion to create policies and programs such as: rent stabilization, inclusionary housing ordinances, and affordable housing.

### **Colorado Housing Crisis**

The latest American Community Survey estimates there are 734,527 Coloradan renters, and of that population 51% are unable to afford their rent. Since 2005, the median rental prices in Colorado have increased dramatically from \$757 to \$1,057 creating significant gaps in cost of living throughout every region of the state.

It is also crucial to note that most single mothers are renters (52%), and approximately 67,704 renter families, roughly 1 in 5, are living below the federal poverty line.

Coloradans need to have every tool at their disposal to address the statewide housing crisis in order to fully achieve economic prosperity. This includes a legislative pathway that would empower Coloradans to work with their local governments at the city and county levels to identify the most optimal housing solutions by passing SB19-225.

### **How rent stabilization policies work:**

- Rent stabilization laws, also known as rent control, are limitations on rent increases *beyond a certain amount* when a lease is up for renewal. This is often calculated by the Consumer Price Index (CPI), which measures the annual increase in price of consumer goods and may also include a negotiated percentage agreed upon by landlords and tenants.
- A common practice that municipalities across the nation with rent stabilization programs have used is creating a rent board, which registers each building in the city and has two primary functions: (1) determining the annual allowable rent increase, and (2) handling petitions and disputes from both tenants *and* landlords. **Examples of how Rent Stabilization Boards regulate annual rent increases across the country:**
- Washington, DC - Rent increases are calculated as the CPI +2% but capped at 10%.
  - For elderly and disabled tenants, increases are tied to the CPI and capped at 5%.
- Los Angeles, CA - Allowable rent increases are tied to the CPI, but cannot be less than 3% or greater than 8%.

*For references and more information please contact Andrea Chiriboga-Flor at 303.628.0925 ex13 or [andrea@9to5.org](mailto:andrea@9to5.org) and Cesiah Guadarrama, at 303.628.0925 ex17 or [cesiah@9to5.org](mailto:cesiah@9to5.org)*

## Endorsing Organizations, Unions, Groups and Local Businesses

United for a New Economy  
9to5 Colorado  
Colorado Homes for All  
Above Waters Project  
AFSC Colorado  
B-Konnected  
Call to Action  
Carpenters Local 555  
Catholic Network  
Center for Health Progress  
Centro Humanitario para los Trabajadores  
COLOR  
Colorado Center on Law and Policy  
Colorado Children's Campaign  
Colorado Coalition for the Homeless  
Colorado Cross Disability Coalition  
Colorado Education Association  
Colorado Fiscal Institute  
Colorado Freedom Fund  
Colorado Immigrant Rights Coalition  
Colorado Interfaith  
Colorado Jobs with Justice  
Colorado Municipal League  
Cultivando  
Denver Arts for Rent Control  
Denver Foundation  
Denver Justice Project  
Disability Law Colorado  
Interfaith Alliance  
ENUF Metro Denver  
Mi Familia Vota  
NAACP Denver  
Padres y Jovenes Unidos  
Progress Now  
Re:Vision  
Second Chance Center  
SEIU Colorado  
Soul2Soul  
Stand for Children Colorado  
SURJ Denver  
Thrive Education Now  
Together Colorado  
UFCW Local 7  
Venner Consulting  
Violence Free Colorado  
Women's Lobby