

## Attachment B

In regards to HB-20-1405, we ask that you consider the ramifications of this bill and the negative impact it could have on both property owners and tenants.

I understand that you are wanting to help tenants during this difficult time. However, the more financial burdens and liability you put on the property owners the more expensive housing will become in the long run. Consider studying the ramifications of what has taken place in California with extensive legislation regulating that industry.

We personally have a tenant who is typically thousands of dollars behind at any given time. We have made every effort to work with him over the past ten years. He does not take initiative to pay rent or communicate with us. The burden is on us. Pretty much the only time he is motivated to pay is if we do a ten-day notice. He understands that if he does not pay anything during that time that he will have to pay lawyer fees. Therefore, his family will typically help him out at that point and he will get some money to us.

If it reaches the point where he has no responsibility whatsoever including lawyer fees, you can be assured that his motivation to pay rent will decrease further.

We have had to take all the responsibility to purchase this house, to work hard to fix it up, to pay all the taxes every year, to pay the mortgage regardless of whether he pays rent, to drop everything and fix whatever is needed as soon as the tenant asks, to take on all the liability, etc.

All rental property owners have these same responsibilities. At some point when you strip them of the benefits (i.e. rent) and increase their liabilities, you lose them to other states where the burdens are less. Thus housing becomes even more limited driving costs up. The property owners who stay here are forced to increase their costs substantially just to make it worthwhile.

Consider that evictions are already extraordinarily expensive for property owners. During the lengthy amount of time it takes to get the tenants to move, much income is lost and often it is accompanied by costly destruction to the property. I would hope that rational thought would prevail on this matter, as it is extremely unreasonable to require the property owners to pay the costs of a lawyer to sue themselves. In what other industry do we require people to pay someone to sue them?

If you want to help tenants out, consider that you must look at the ramifications of further encumbering the property owners. It behooves everyone involved to require tenants to have some personal responsibility. Otherwise, you are asking property owners to take on unreasonable costs, liabilities, etc.

Please consider all interests involved here and vote no on HB20-1405. Otherwise everyone loses.

June 4th, 2020  
House Finance Committee  
HB 20-1405 Sponsor: RepWoodrow

Good afternoon Members of the Committee,

My name is Melanie Kesner. I'm the Public Policy Director for the Interfaith Alliance of Colorado. The Interfaith Alliance brings people together across diverse religions and backgrounds to work towards inclusion, equity, and opportunity for all Coloradans. Due to the extenuating circumstances of the global pandemic, the Interfaith Alliance of Colorado has recently been hard at work to create a Safe Outdoor Space in Denver that would mitigate the spread of the virus amongst our homeless neighbors by providing them a "safe space to camp" where they can practice social distancing and observe basic hygiene practices.

The fallout from COVID-19 has not only exacerbated Colorado's issues with homelessness and the housing crisis and made a safe outdoor space even more necessary, but it has also shined a light on, and exacerbated, the previously existing inequalities that are now becoming crippling for many families. Due to the loss of employment during COVID-19, many Coloradans have been unable to pay their rent, and will soon be facing eviction. One horrific outcome of the pandemic will be an increase in the number of individuals and families that will soon be homeless. According to Dr. Brendan O'Flaherty, a professor of Economics at Columbia University, **we are expected to see a 40-45% rise in homelessness nationally from January 2019 after COVID-19, an addition of 250,000 people.**

With financial struggle, comes the inability to acquire legal assistance to navigate the detrimental reality of eviction. According to the Legal Services Corporation, 86% of the civil legal problems reported by low-income Americans in 2017 received inadequate or no legal help. In Colorado, this justice gap is particularly harmful to renters. For tenants who represent themselves in court, navigating the complex legal system of landlord-tenant laws while under immense stress and often trauma can prove to be an impossible task. For any Coloradan, having an eviction on record makes it all but impossible to seek housing moving forward.

Amidst a budget crisis where you are all asked to make impossible decisions, I urge you to prioritize maintaining funding for this program and ensure it's long-term solvency. It is specifically essential as the state recovers from the economic consequences of the COVID-19 crisis. The eviction court system primarily exists to protect an owner's property interests, and thus, owners have a direct interest in maintaining the integrity and fairness in a system from which they benefit.

According to a 2017 study by Colorado Coalition for the Homeless and Colorado Center on Law and Policy, less than 1% of tenants in Denver County were represented by an attorney during an eviction, while nearly 90% of landlords were represented. However, the very few tenants able to access an attorney were significantly more likely to remain in their homes.

The Interfaith Alliance of Colorado represents people of diverse faith who are called to this work by commonly-held religious values. For instance, all of our traditions hold that having safe and stable housing is an essential part of what it means to live a dignified human life.

On behalf of the Interfaith Alliance of Colorado and our members, I urge you to vote yes for House Bill 20-1405 so we can move towards being a state that truly values keeping its residents safe and housed. Thank you.



The Colorado Coalition for the Homeless (CCH) is in strong support of House Bill 20-1405.

Here is what we know: (1) Home is the foundation of healthy communities; (2) eviction is a leading immediate cause of homelessness among Colorado families; and (3) the best way to address homelessness is to prevent it in the first place. In fact, according to the National Low Income Housing Coalition, it is two to three times less costly to keep a family housed rather than re-house them after experiencing homelessness.

By continuing to resource the Eviction Legal Defense Fund, this bill will strengthen families and communities, prevent homelessness, and save money. During and following the COVID-19 crisis, legal assistance will be especially important as tenants who have lost income as a result from the virus' economic fallout try to navigate provisions of the CARES Act, state executive orders on evictions and late fees, and local moratoria.

According to a 2017 report *Facing Eviction Alone*, co-authored by CCH and the Colorado Center on Law and Policy, renters are severely disadvantaged in eviction cases, and representation makes all the difference for tenants at risk of losing their homes. Among the findings:

- **Tenants are virtually never represented by counsel in eviction cases.** While landlords had legal representation in 90 percent of cases, tenants were represented in less than 1 percent of the cases reviewed.
- **Unrepresented tenants often lost possession of their homes.** Almost 70 percent of private housing tenants were evicted.
- **The assistance of an attorney significantly improved a tenants' chances of remaining in their homes.** In the few instances when a renter had legal counsel, they usually prevailed in the eviction proceeding. Even if a tenant is ultimately evicted, an attorney can help negotiate more time to move out.
- **The eviction process is confusing, and without the assistance of counsel, many renters are unable to protect their interests in court.** Most tenants facing an eviction inadvertently consent to their own dispossession without ever having an opportunity to present their case to a judge.

House Bill 20-1405 is critical to improving access to justice and addressing the homelessness and housing crises we're facing in Colorado. We urge you to be part of the solution to these crises as well as the recovery from COVID-19 by voting "yes."

When I'm forced to bring an eviction action against one of my tenants, it is because of a substantial financial default and refusal to return the residence as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are devastating to a small landlord operation with very little margin for profit. The banks still want the mortgage payments regardless the rental status. I'm retired and rely on rental income to supplement my fixed pension. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my small operation and larger companies an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405

Mary Evans

Good afternoon, Members of the House Finance Committee,

My name is Jack Regenbogen and I am a senior attorney at the Colorado Center on Law and Policy. I'm also the co-author of a 2017 report, "Facing Eviction Alone," which examined thousands of evictions in Denver and analyzed rates of legal representation as well as outcomes. In 2018, I served on the Denver Eviction Legal Defense Advisory Committee.

I appreciate the opportunity to ask for your support of House Bill 1405. This bill will help protect people from housing insecurity and homelessness by maintaining the long-term solvency of Colorado's Eviction Legal Defense Fund.

In 2019, the Colorado General Assembly passed Senate Bill 180, which established the Eviction Legal Defense Fund. This program provides invaluable assistance to nonprofit organizations that offer legal aid to low-income tenants who are facing eviction. In Colorado, for every 30,000 people who are living in poverty, there is less than one legal aid attorney available to help them navigate civil issues—which ranks us among the bottom five states in the country with respect to access to justice for people experiencing poverty.

Evictions are harrowing and difficult experiences to navigate, and the assistance of an attorney can mean the difference in whether a person loses their home. A few hours of an attorney's time can prevent a family from enduring weeks or months of homelessness.

In our study, "Facing Eviction Alone," we found that landlords were represented in nearly 90% of eviction cases, while less than 1% of tenants were represented by counsel. However, the very few tenants who were represented were typically able to resolve their case and remain housed.

This program has already enabled organizations like Colorado Legal Services to hire additional staff and expand their capacity to help people statewide. As Colorado endeavors to recover from the financial crisis spurred by the COVID pandemic, this resource has become even more critical. One study by the COVID Eviction Defense Project estimates that 420,000 Coloradans will be at risk of eviction by September. This program will be vitally important in helping to ensure that many of these people have a chance to recover and get back on their feet.

The proposed funding mechanism—a \$30 increase in the eviction filing fee—is an appropriate source of funding. According to research we conducted in 2017, Colorado's current filing fee of \$85 is below the national average of \$118. This bill will provide a stable and permanent source of funding for the program and will help ensure that there is sufficient revenue during economic downturns when the need is greatest. This approach also makes sense philosophically: the eviction court system exists to protect the interests of property owners, who therefore have a direct interest in maintaining the fairness of a legal system from which they benefit.

We have requested an amendment that would prevent this fee from being passed onto a tenant. This is a sensible approach, as it will allow tenants who may be experiencing financial woes to use their limited resources toward paying back rent and other fees.

I greatly appreciate the sponsor for bringing this bill, which will help Coloradans recover from the COVID crisis and remain housed. I am grateful for your thoughtful consideration of this bill, and I urge you to please vote **yes**.

In regards to HB-20-1405, we ask that you consider the ramifications of this bill and the negative impact it could have on both property owners and tenants.

I understand that you are wanting to help tenants during this difficult time. However, the more financial burdens and liability you put on the property owners the more expensive housing will become in the long run. Consider studying the ramifications of what has taken place in California with extensive legislation regulating that industry.

We personally have a tenant who is typically thousands of dollars behind at any given time. We have made every effort to work with him over the past ten years. He does not take initiative to pay rent or communicate with us. The burden is on us. Pretty much the only time he is motivated to pay is if we do a ten-day notice. He understands that if he does not pay anything during that time that he will have to pay lawyer fees. Therefore, his family will typically help him out at that point and he will get some money to us.

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## ATLAS REAL ESTATE

6/5/2020

Committee Members,

I hope this finds you well. I represent Atlas Real Estate, and we have been voted best Property Management company in Denver the last four year running because of the care we take in having great communication and relationships with our residents. We are a third party property management company and represent about 3000 units, 5000+ residents, and about 650 owners (most of them own only one or two units). Our ethos at Atlas is “good for you, good for me, good for everything,” and our mission statement “Uplifting humanity through real estate.” We deeply believe in providing our residents with the best care, communication, humanity, and hard work that we can. Compassion and empathy are at the core of our company beliefs.

When we have to take an eviction action against one of our residents, it is one of the last things we want to do, but it is because of a substantial financial default and refusal to return the unit as agreed. We attempt to help our residents reach out for financial help to many organizations and charity and try to work with them first. We direct them towards help in a variety of facets. Our goal is always to try to help them through a hard time and retain them as residents when we can.

The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. The vast majority of our property owners own one or two units, and cannot often sustain the costs associated with an eviction as well as all of these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.

Thank you.

Sincerely,

Nick Mertens  
Vice President of Property Management



**Written Testimony as prepared for delivery in support of HB20-1405 – Funding for Eviction Legal Defense Fund (Woodrow) to the House Finance Committee on June 4, 2020 by Sarah Barnes, Manager of Special Policy Initiatives at the Colorado Children's Campaign**

- Madam Chair and members of the Committee, my name is Sarah Barnes and I'm the Manager of Special Policy Initiatives at the Colorado Children's Campaign. Thank you for the opportunity to testify today in support of HB 1405, and thank you to Representative Woodrow for your leadership on this policy.
- The Children's Campaign supports HB 1405 because there is a clear connection between stable housing and child and family well-being. Eviction, and the residential mobility and instability it causes, has negative impacts on children's health and academic outcomes, and on their mental health and social-emotional development. Eviction also has negative impacts on maternal mental health, the health of pregnant people, and birth outcomes.
- The eviction legal defense fund helps ensure that all families have access to an attorney to represent them in an eviction proceeding, including families and children who may face the greatest barriers to having a safe, secure place to live.
- Research shows that eviction has a disproportionate impact on kids: families with children face eviction at significantly higher rates than other groups. A study found that among families facing eviction who appear in court, those families with children disproportionately receive eviction judgments.
- Legal representation in an eviction proceeding helps increase the likelihood that children and families can stay in their homes. One study found that two-thirds of tenants who were represented by an attorney were able to stay in their homes, compared with only a third of tenants who were not represented in court. The eviction legal defense fund helps create equitable access to legal representation for all families.
- Right now, we are in the midst of an unprecedented time in our state and country. The economic impact of the COVID-19 pandemic is making it even more difficult for families to make ends meet and putting families at an even higher risk of being evicted than ever. It is critical that families have access to legal representation to help them navigate this complicated process if necessary.
- HB 1405 helps ensure access to critical legal representation in an eviction proceeding for families facing the greatest barriers to housing security, and this helps prevent the negative impacts of eviction on children and families. Thank you and we urge your support.

Contact: Sarah Barnes at the Colorado Children's Campaign, [sarahb@coloradokids.org](mailto:sarahb@coloradokids.org) or 303-520-9978

When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in El Paso County, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

These proposed actions and the several others like it only add to the barriers to entry for renters in Colorado. Ultimately this bill will hurt renters in the long run. By forcing landlords to increase rents, security deposits and other related business expenses that will be passed along to the renter.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.



PAULS™

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Denver, Colorado 80206

303.371.9000

[paulscorp.com](http://paulscorp.com)

June 3, 2020

To Whom it May Concern,

When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.

Thank You,

Jodi Thurman

Pauls Corporation

**Please Vote NO on HB20-1405.**

**As a Landlord in Colorado Springs for the last 18 years, we have worked well with our tenants through difficult times. When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the property as agreed. There are multiple interactions and attempts to come to a win-win agreement. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.**

**Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Resorting to an eviction is never the first choice as a landlord and making a landlord bear the legal costs for a tenant is unfair and discriminatory.**

**Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.**

**Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.**

**Please vote no on HB20-1405.**



Testimony from Women's Lobby of Colorado on House Bill20-1405

Address: PO Box 350123, Westminster, CO 80035

Contact: Ashley Wheeland, 720-258-5115

Thank you to the sponsor of this bill and thank you to members of the esteemed committee. We are writing today in support of House Bill 20-1405. Women's Lobby of Colorado is a non-profit, advocacy organization who works on policies to further gender equity in our state. Our membership is made up of over 20 organizations and 250 individuals.

We support House Bill 20-1405. It is an important bill for Colorado women. House Bill 20-1405 will help Colorado renters by making the Colorado's Eviction Defense Fund permanent.

Colorado women make up a higher portion of low-income need more policies, as well as help for renters. For renters, there is a power imbalance in Colorado. Our state's laws are weak for renter's rights in many instances. Furthermore, renters are less likely to have means to hire legal representation when there are disputes between the renter and landlord. This fund levels that power imbalance – at least for those who get assistance from the defense fund.

To ensure the program and the help it provides is long-term, this bill would increase eviction filing fees (\$85-\$115). This is a reasonable source of funding for a very important program for Colorado women.

We urge you to support this bill, to ensure Colorado renters' have help when facing issues with their landlord.

Yosy Janson  
Arvada, CO 80004  
Yosy\_v@hotmail.com

June 3, 2020

Dear Representatives,

I oppose HB20-1405 - Funding for Eviction Legal Defense Fund.

When I am forced to bring an eviction action against one of my residents, it is because of a substantial financial default and refusal to return the unit as agreed.

For instance, my last tenant (pre Covid-19 pandemic) sublet the house to 6 people without my knowledge or permission, allowed them to smoke in the house and to let them have 3 dogs in the house (all against the rental lease terms). Neither the tenant, nor the 6 strangers paid rent. I had just finished renovating the house before the tenant signed the lease; the 3 dogs scratched the new floors and doors and even defecated in the house (I found dog poo in the bedrooms when I was finally able to take possession of the house). The smoke stench throughout the house made it necessary to have the entire interior repainted. The cost to repair the house & lost rent was almost \$10,000.00, which, the tenant has refused to pay.

You think I should pay for the tenant's attorney when the tenant had no respect for me, the lease or my property???? WHY????? I complied with the terms of the lease and the tenant didn't. Now I have to pay two attorneys (mine and the tenant's!) when the tenant is the bozo who caused the bad situation?

The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by my other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust, not to mention ridiculous.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient.

HB20-1405 would charge me and others landlords like me an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea (which it isn't), the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

**Please vote no on HB20-1405!!!**

Sincerely,

*Yosy Janson*

Yosy Janson

Landlord

## SUBMITTED WRITTEN TESTIMONY

Committee House Finance  
Meeting Date 6/6/2020 10:00

Bill Number	First Name	Last Name	Position on Bill	Representing	Testifying	Text of Testimony
HB20-1405	Alexis	Uhrich	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Argelia	Shepard	Against	Self	Submitted text	<p>When my I am forced to bring an eviction action against one of my tenants, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge me and others like me an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

Witness Signup List

HB20-1405	Barnetta	Merenstein	For	Self	Submitted text	<p>This bill would establish a permanent and sustainable funding source for Colorado's Eviction Legal Defense Fund (which was created last year through SB19-180). I believe this is absolutely needed to protect tenants.</p> <p>This program provides assistance to tenants who are facing an eviction and will help bolster housing security as Colorado recovers from the financial crisis. Although the proposed budget includes \$600,000 in general funds for the program, there is no guarantee that these funds would be available next year. Therefore, this bill would fund the program long-term through a \$30 increase on the eviction filing fee (from \$85 to \$115), which landlords pay when they file an eviction. We are also seeking an amendment that would prevent this fee from being passed onto the tenant.</p>
HB20-1405	Daniel	Willis	Against	Self	Submitted text	<p>When my company brings an eviction action against one of my residents it's only after trying to work through any financial or personal challenges they may have. It is costly for me to acquire a new tenant so we try first to fix things. The eviction process usually takes more than 2 months, so the total financial loss and legal expenses are very impactful. All these costs are ultimately shared by the other residents who pay their bills ontime.Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring aproperty owner to pay for the defaulting resident to hire an attorney to sue the property owner isunjust.Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitledCARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Actgrant money meant for resident relief to pay these attorneys. This 47% funding increase to paythese attorneys is significant and more than sufficient. HB20-1405 would charge my companyand others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict withefforts to provide affordable housing.Even if you might otherwise believe this controversial policy is a good idea, the midst of theCOVID-related economic upheaval is not the time to impose this expensive new cost on housingproviders and their struggling customers.Please vote no on HB20-1405.</p> <p>Thank you for your consideration.</p>
HB20-1405	Doreen	Eubank	Against	Self	Submitted text	
HB20-1405	graham	shepard	Against	Self	Submitted text	<p>When my I am forced to bring an eviction action against one of my tenants, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge me and others like me an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

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HB20-1405	James	Vogel	Against	Self	Submitted text	<p>Dear Honorable Sirs/Madames,</p> <p>I am writing to express my vehement opposition to HB20-1405 Funding for Eviction Legal Defense Fund. My wife and I are owners of small apartment properties. Our rationale for opposition include:</p> <ul style="list-style-type: none"><li>- Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner defeats the goals of affordable housing.</li><li>-The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is ample and sufficient.</li><li>-One party paying for the other party to sue them is poor public policy and not a coherent strategy.</li></ul> <p>Thank you for your consideration of this matter.</p> <p>Respectfully yours, James Vogel</p>
HB20-1405	Jean	Stewart	Against	M&J Development LLC	Submitted text	<p>We have six rental properties and take pride in providing well maintained, affordable housing for our tenants. When we are ultimately forced to bring an eviction action against one of our tenants, it is because of a substantial financial default and refusal to return the property as agreed. The eviction process is lengthy, so the financial loss and legal expenses are significant for us, as we have so few properties to absorb these costs. All these costs are ultimately shared by our other tenants who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. And requiring us to pay for the defaulting tenant to hire an attorney to sue us is unjust and contrary to public policy.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on us and our struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Joanne	Elliott	Against	National Association of Residential Property Managers	Submitted text	<p>Dear Sirs,</p> <p>Working in the property management industry is challenging enough by dealing with tenants who don't pay rent or decide to damage a property they rent but do not own. Evicting these tenants is not the first choice by any means, but when the behavior becomes repetitive and is detrimental to the property, they need to be removed. Eviction is the legal action we have to take in order to stop the damages, financial and physical.</p> <p>I strongly oppose the HB20-1405 bill because I do not agree that the party who is already losing rent by non-paying tenants or after damages have been incurred to their property, must now pay to fund a defense for their corrupt behavior. Who will pay for the court costs of the plaintiff? Is there a fund for them? Not fair and actually harmful to the rental industry as owners will not want to rent their homes if this is going to happen. We already have a shortage of affordable rental homes, why make it more difficult to hold people accountable for their own actions?</p>
HB20-1405	Kenneth	Soule	Against	Self	Submitted text	<p>As a landlord of single family homes in the Denver metro area for the past 22 years, I would like to state my opposition to this Bill and the unfairness of the proposal.</p> <p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing.</p> <p>Additionally, one party paying for the other party to sue them is never good public policy</p> <p>Thank you! Kenneth Soule</p>

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HB20-1405	Laurie	Ham	Against	My House, Inc	Submitted text	<p>Greetings,</p> <p>When my company is regrettably forced to bring an eviction action against one of our tenants, it is because of a substantial financial default and/or refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other tenants who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs.</p> <p>Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys are significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405!</p> <p>Laurie Ham Managing Broker</p>
HB20-1405	lynn	janeway	Against	Self	Submitted text	<ul style="list-style-type: none"><li>•Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing.</li><li>•The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient.</li><li>•These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval.</li><li>•One party paying for the other party to sue them is never good public policy.</li></ul> <p>THIS IS unnecessary as it is in landlord's interest to work with their tenants, and that has been happening.</p>
HB20-1405	Sean	Cooper	Against	Self	Submitted text	<p>When an individual or company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge individuals and companies an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Please vote no on HB20-1405.</p>