

**For Cause Legislator Briefing
January 9, 2024 @ 1 PM**

Attendees: Majority Leader Duran, Representative Mabrey, Senator Gonzales, Sen. Hinrichsen, Gina Kelble, Senator Ginal, Representative Amabile, Karen Valenzuela (Aide to Rep. Mabrey), Representative Brown, Liz Ignowski, Melissa Mejia, Nellie Moran, Representative Boesenecker, Representative Young, Representative Lieder, Sarah Regan, Amanda Alvarado (Aide to Sen. Gonzales), Drew Nesmith (Aide to Rep. Woodrow), Jackie Anderson (Aide to Sen. Kolker), Representative Parenti, Jenny (Aide to Rep. Lieder), Senator Marchman, Sophia Clark, Representative Hernandez, Meghan Carrier, Rebecca Cohn, Representative Schneider, Sonia, Edith, Monique (tenant).

1:00PM - ML Duran: For Cause is personal. Rent being raised by any amount has an impact.

1:02 PM - Rep. Mabrey: Agrees that this bill is personal. This bill is small, but the impacts are big. This bill is to allow families to stay in their home, and not experience displacement. This is a KEY anti-discrimination bill.

1:07PM: Sen. Hinrichsen - There is a cause to impact the relationship between landlords and tenants. For Cause is giving families a choice.

1:09PM: Sen. Gonzales - Understands that there is a housing crisis, and wants to hear from the deeply impacted folks. Clarity, transparency, and accountability with landlords is what matters here.

1:10PM: Meghan Carrier - Together Colorado works to dismantle systems of oppression and housing is one of their priorities. Colorado is experiencing a housing crisis and seeing some of the highest evictions ever. Homelessness is on the rise. For Cause bill will better protect renters by preventing discriminatory issues and evictions. It is most cost effective to keep people housed. Two main causes that lead to homelessness: 1). Not being able to pay rent 2). House evictions. Support For Cause bill.

1:21PM: Monique (Tenant) - Shared story about experiencing racist remarks from landlord. Failed complaint and was unsuccessful. She would be homeless if it wasn't for a friend.

1:23PM: Sonia - Reads testimony from Maricella (tenant). Maricella experienced racist remarks from her landlord and was evicted.

1:25PM: Edith - Reads Concencion Cruz testimony (tenant). Landlord not only threatened eviction but followed through with it before the two-year mark.

1:30PM: Rebecca Cohn - Explains For Cause grounds, For Cause no grounds, and For Cause safeguards. Indicates that eviction laws are found in title 13 and title 38.

1:40PM: Rep. Snyder - Asks if liability to pay rent is addressed in this bill.

1:42PM: Rep. Mabrey - Rent control in colorado is not addressed

1:43PM: Sen. Ginal - Do you think that the past bill from 2023 contributed to the increase in evictions?

1:45PM: Rep. Mabrey - No, because the data does not reflect that the bill had an impact. Additionally, other states have also experienced evictions at high rates.

1:46PM: Sen. Ginal - Do tenants understand, as they see it right now, that housing providers need to provide a list of reasons for why not to renew lease?

1:48PM: Rep. Mabrey - Rep. Kipp organized a meeting with Rep. Mabrey in Fort Collins and discussed the bill in depth. Rep. Mabrey will reach out to the landlords and participants in that meeting to gather their thoughts and understanding of the bill.

1:50PM: Sen. Ginal - Can landlords list their properties?

1:53PM: Rep. Mabrey - They can list their properties for sale, but there is a safeguard put in place to prevent lying.

1:54PM: ML Duran - This is a publicly noticed meeting.

1:55PM: Sen. Gonzales - Had a number of intentional meetings over the course of the interim with folks on the past 2023 bill, which is the reason why this bill is different.

1:56PM: Rep. Boesenecker - Clarifies that the mobile home bucket will stand on its own when it comes to relocation assistance.

1:57PM: Rep. Mabrey - Yes. The relocation assistance on this bill is very different.

1:58PM: ML Duran - Suggestion. Email bill sponsors with concerns.

1:59PM: Sen. Ginal - Landlords have tried to email but Sen.Ginal will reinforce that again.

2:00PM: ML Duran - Everyone's voice matters, and are more than welcome to email.

2:01PM: Sen. Hinrichsen - Language of legislation matters

2:03PM: Rep. Mabrey - Thanks everyone. Important to build consensus on what is on the bill.

2:04PM: Meeting adjourned